

PARCEL DESIGNATION	5321001005	DATE:	October 16, 2023
OWNER:	STETSON HILLS PROPERTY OWNER LLC		

EXHIBIT A

LEGAL DESCRIPTION

UTILITY EASEMENT – UE-15A

A portion of that parcel of land as described in Reception Number 217045733 of the records of El Paso County, said parcel is located in Lot 3 of the Canty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 21 (being a 2 ½" Aluminum cap "LS 17664), thence N. 6°21'20" E., a distance of 872.66 feet, to a point being on the southerly property line of said property described by Reception Number 217045733, said point also being the **POINT OF BEGINNING**;

1. Thence N. 0°35'18" W., to the north line of said property described in Reception Number 217045733, a distance of 639.21 feet;
2. Thence along said north line, N. 89°09'00" E., a distance of 50.00 feet;
3. Thence S. 0°35'18" E., to the said southerly property line, a distance of 639.46 feet;
4. Thence along said southerly property line, S. 89°26'19" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

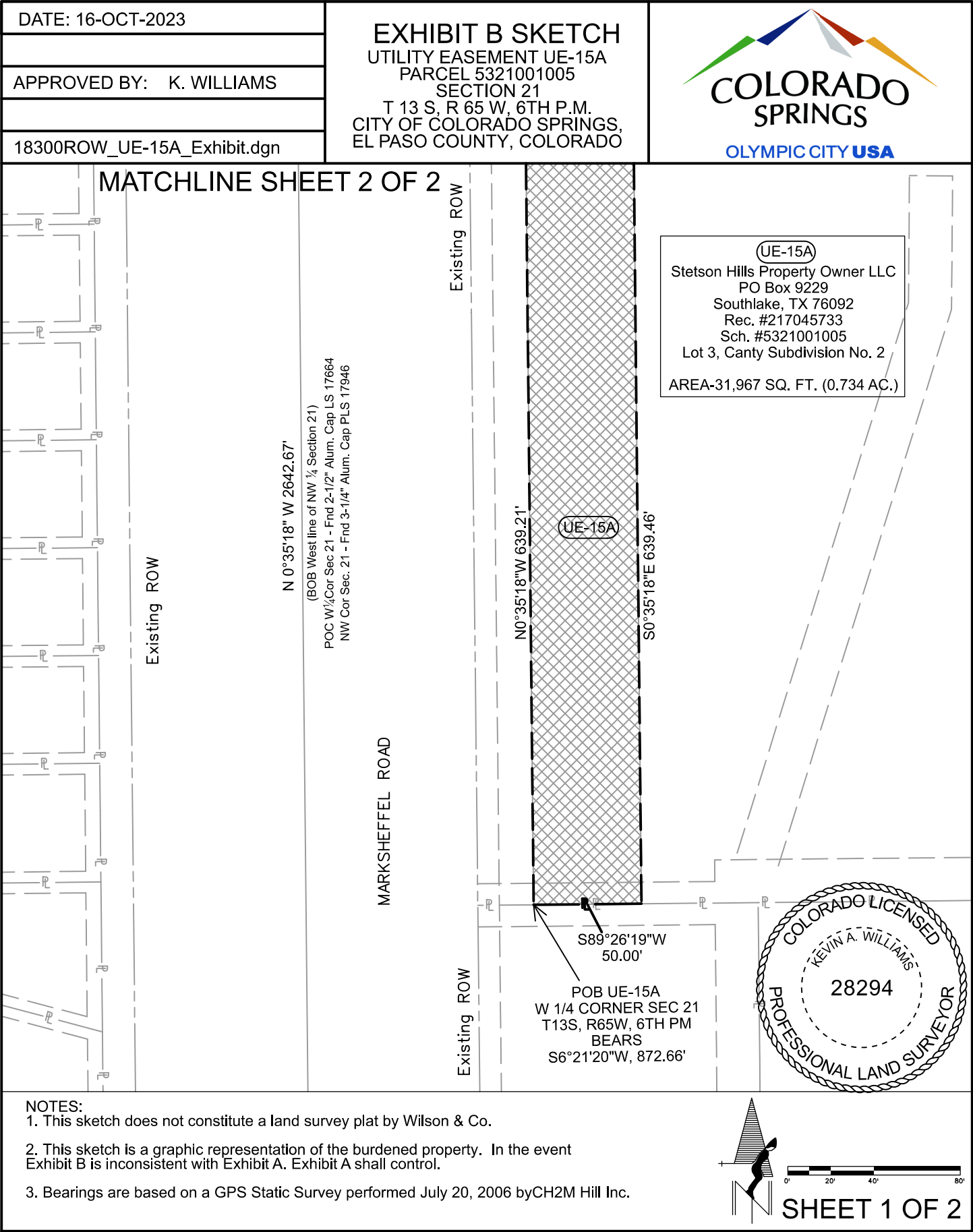
Said parcel of land contains 31,967 square feet or 0.734 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.

This description was prepared by:
Kevin Williams, P.L.S. 28294
On behalf of Wilson & Co.
990 S. Broadway, Ste. 220
Denver, CO 80209



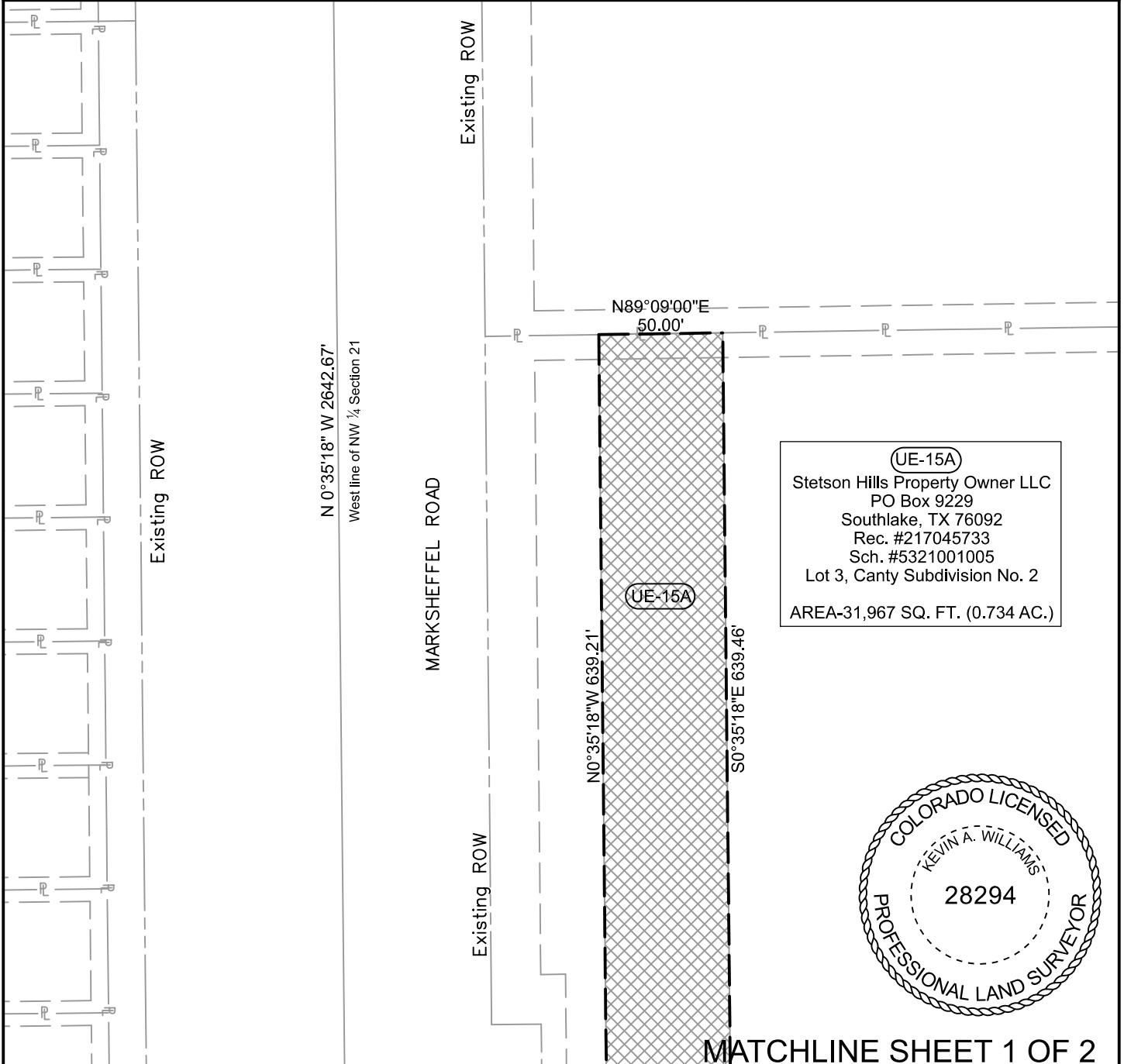


DATE: 16-OCT-2023

APPROVED BY: K. WILLIAMS

18300ROW_UE-15A_Exhibit.dgn

EXHIBIT B SKETCH
UTILITY EASEMENT UE-15A
PARCEL 5321001005
SECTION 21
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



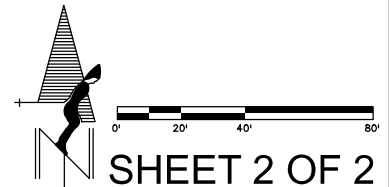
UE-15A
Stetson Hills Property Owner LLC
PO Box 9229
Southlake, TX 76092
Rec. #217045733
Sch. #5321001005
Lot 3, Cnty Subdivision No. 2
AREA-31,967 SQ. FT. (0.734 AC.)



MATCHLINE SHEET 1 OF 2

NOTES:

1. This sketch does not constitute a land survey plat by Wilson & Co.
2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control.
3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc.



SHEET 2 OF 2